LJSD Board of Trustees
Facilities Update - February 5, 2025

Updates:

- Will bring a request to schedule a facilities workshop to confirm the timeline for the school modernization funds projects ($18M)
- Lakeland Middle School Asbestos Abatement Project.
    - Please see the attached executive summary related to this project. In a nutshell, we can do this project in-house, within appropriate standards, and save the district roughly $150,000.
- Working with building administrators and custodial staff for their summer work wish list; please see attached.
- I completed building walk-throughs at Garwood, Betty Kiefer, Athol, Spirit Lake, and Twin Lakes Elementary.
- Currently seeking bids for the approved bleachers at LMS (Plant Facility Levy Funds)
- Lakeland Middle School has had a higher-than-average water bill in the last two months. We met with a leak detection company but were unable to find a water leak. Will need to call in locates to trace all the water lines.
    - Walked property again with crew, found a toilet that was running, replaced the guts
- Did a conference call with Avista on energy audits, potential rebates, and energy savings. They will work with me on reducing our usage, saving where we can, and largely looking at TLE and their power/gas consumption.
- Received training on the Public Surplus website so we can dispose of unneeded vehicles and equipment
    - Will start submitting surplus items for disposal approval to the Board at the next meeting
- Garbage negotiations with WM & Republic - possible recycling program as well

A sampling of completed work since the last board meeting:

- A light fell from the ceiling at JBE in the gym. The guys got a lift and fixed it, mounting it back to the ceiling.
- The LHS emergency exit sign is tied to a light switch. We removed and added “glow in the dark” exit signs above the doors by the library that still gives the same amount of light, approx 30 min. Approved by the last inspector that came through. More cost-effective than re-wiring the lights back to the breaker.
- Found a water leak near LMS, the city came out and backed off the shut-off valve to close the line. Nothing damaged.
- MV had no lighting in the coal shoot/storage area. We were able to trace the line back to the proper switch and change out the bulb. There is now external and internal lighting.
- Security marking on exterior doors for surveillance
- Variable speed controls installed at TLE HVAC - this will help cut the power costs a lot. We will monitor the next couple of month’s bills.

- Had to call out a plumber to snake the main sewer line at TMS - the entire system backed up. We were able to get back online quickly; the blockage was solid and about 60' out from the bathroom to the road.
- Patched the asphalt entry to SLE with a cold patch to help eliminate that large hole and bump.
- THS stair coverings were replaced.
- SLE - snow breaks installed over the back entrance where ice tends to slide off
- Garbage negotiations with WM & Republic - possible recycling program as well

A sampling of projects in progress:

- JBE gym roof leaking - contacted a roofing contractor
- Pump ordered for LHS, 7-9 weeks out - they only have one pump now for sewer in the lift station.
- TLE - readerboard - PTA donated

Upcoming Projects:

Approved Plant Facility Levy projects:

- LMS gym floor/bleachers - summer 2025
- LMS flooring - halls and classrooms - encapsulating the floors - Summer 2025
    - Want to put in Vinyl Plank flooring over existing tile floor for cost savings and ease of use
- MV/FS - radio contact for emergencies
- Parking lots - repairs and striping - summer 2025
- Concrete - working with Architects West on a survey to finalize bid packet - Summer 2025

Projects using school modernization funds ($18M):

- LMS - rewire - working on RFQ / RFP - summer 2025
- JBE - siding, windows, doors

Unbudgeted projects to consider:

- LMS outdoor courts - BB and/or pickleball
    - Want to see if the City can partner on this one
- LHS bleacher fix - bids to retrofit the handrails
- MV water intrusion gym, secure gym doors, hole in room 1 wall
- Aging vehicle fleet - safety concerns and cost of operation vs replacement as needed
- MV parking lot light - maybe side mount on the building to cut costs
- Scoreboard wiring at aux gym in THS
- LMS field scoreboard repairs
- Senske contract - working with clubs to help pay for it
- Fencing repairs at LHS/LMS

- New, usable, water filling stations for schools
- THS - generator, emergency lights
- School by school, air leak testing (inhouse)

Upcoming Trainings:

- Water Mitigation training - Chris - April 2025
- OSHA training - Tim

Executive Summary: Asbestos Vinyl Floor Tile Removal vs. Encapsulation and Carpet Installation

This executive summary presents an evaluation of two options for addressing asbestos-containing vinyl floor tiles (VCT) in an existing facility: 1) Removing the asbestos vinyl floor tiles via a professional abatement company and process, or 2) Sealing the asbestos tiles to encapsulate them and installing new carpet over the existing flooring. Both options aim to mitigate potential health risks associated with asbestos exposure, but they differ significantly in cost, disruption, and long-term effectiveness.

Asbestos can be released into the air when its fibers become disturbed or damaged, making them airborne and a potential health hazard. This typically occurs through activities such as demolition, renovation, or maintenance work on buildings containing asbestos-containing materials (ACMs). **When asbestos-containing products like insulation, tiles, or roofing materials are cut, sanded, or degraded due to aging, the fibers can be broken loose and enter the air.**

Option 1: Asbestos Tile Removal via Abatement Company

The abatement process involves the safe and regulated removal of asbestos-containing tiles by a licensed abatement contractor. This method is compliant with OSHA and EPA guidelines, ensuring the safe disposal of hazardous material.

$169,802.22

Pros:

- Permanent solution: Removal eliminates any long-term health risks associated with asbestos exposure.
- Compliance with future regulations: Full removal ensures compliance with any potential future changes in asbestos-related regulations.
- Potential increase in property value: Remediation may increase the building's market value, as it ensures the elimination of hazardous materials.

Cons:

- High cost: The abatement process is expensive, often involving labor-intensive procedures, specialized equipment, and proper disposal of asbestos-containing materials. Costs can be substantial, especially for large areas.
- Disruption to daily operations: The removal process may cause significant disruption, including building closures, air filtration, and containment measures, which could lead to downtime or inconvenience.
- Potential for accidental exposure: If the abatement process is not executed flawlessly, there is the risk of asbestos fibers being released into the air, although this is rare when

conducted by certified professionals. Fibers will be released into the air as they can not be 100% contained.

Option 2: Sealing and Encapsulation with Carpet Installation

Encapsulation involves sealing the asbestos-containing tiles to prevent the release of asbestos fibers and then covering them with a new carpet, effectively containing the hazard.

$ In-house labor, cost of sealer or self-leveler.

Pros:

- Lower cost: This option is significantly more affordable than the removal process, as it requires fewer resources, and does not involve costly abatement contractors or disposal fees.
- Minimal disruption: Since no demolition or removal is involved, there is little operational disruption, allowing for a quicker turnaround time.
- Reduced immediate health risk: The encapsulation method, when done correctly, prevents asbestos fibers from being disturbed, thus mitigating immediate exposure risks.

Cons:

- Not a permanent solution: Sealing is a temporary fix. Over time, the encapsulating materials (carpet, sealant) may degrade or wear out, potentially releasing asbestos fibers if not properly maintained.
- Potential future risks: Encapsulation may not be compliant with future regulations or inspections. Any damage to the floor, like leaks or wear, could cause asbestos fibers to become airborne.
- Limited long-term value: This solution does not address the root cause, potentially affecting property value or plans for renovation or property sale.

Sealing Asbestos Vinyl Tile Flooring:

1. **Encapsulation**: When removal is not immediately necessary, one approach is to seal the tiles with a high-quality encapsulant. This is a product that coats the tiles and binds the asbestos fibers, preventing them from becoming airborne.
    - **Recommended Steps**:
        - Ensure the floor is clean and dry before applying the encapsulant.
        - Use a sealant that is specifically designed for asbestos-containing materials.
        - Apply multiple layers as recommended by the product manufacturer.
        - Regular inspections should be conducted to ensure the seal remains intact.

2. **In-place Management: If the asbestos-containing vinyl tiles are in good condition, sealing and regular maintenance may be sufficient. If damage occurs, the flooring must be properly repaired or removed.**

Removing Asbestos Vinyl Tile Flooring:

1. **Pre-Removal Assessment**: Before removal, it is critical to assess the condition of the tiles and surrounding materials to determine the appropriate method of removal.
    - If tiles are intact and undamaged, removal is typically easier and less hazardous.
    - If tiles are damaged or deteriorating, additional precautions will be required.
2. **Containment**: The work area must be contained to prevent the spread of asbestos fibers.
    - Set up a negative pressure enclosure with air filtration devices to ensure contaminated air doesn't escape.
    - Use plastic sheeting to seal off the work area and create an isolated zone.
3. **Wet Removal**: During the removal process, tiles should be wetted with a mist of water (sometimes with a surfactant) to reduce the potential for fiber release.
    - Workers should use hand tools (not power tools) to carefully remove the tiles and adhesive.
    - As tiles are removed, they should be placed directly into sealed, leak-tight containers.
4. **Personal Protective Equipment (PPE)**: Workers must wear the appropriate PPE, including:
    - A full-face respirator with a P100 filter.
    - Disposable coveralls.
    - Gloves and boot covers.
5. **Disposal**: Asbestos-containing waste, including tiles, adhesive, and cleaning materials, must be placed in approved, labeled disposal bags or containers and taken to a certified landfill.
6. **Air Monitoring**: Continuous air monitoring should be performed during and after the removal to ensure asbestos fiber levels remain below permissible limits.

Regulatory Standards:

- In the U.S., the **EPA** and **OSHA** provide guidelines for asbestos removal and disposal.
- The **AHERA (Asbestos Hazard Emergency Response Act)** also provides requirements for managing asbestos in public buildings, including schools.
- **OSHA** standards (29 CFR 1926.1101) dictate specific requirements for construction and renovation activities involving asbestos.

Conclusion and Recommendation

Both options present viable solutions, but they cater to different needs and considerations:

- Based on the fact that several schools have and maintain asbestos vinyl tiles properly, I recommend that we pull the old existing carpet and seal the tile floor. We can use a sealant similar to that used at JBE to encapsulate the asbestos and then install carpet over it. This will be aesthetically better than what already exists, and the “underlayment of vinyl tiles” will be sealed. We’ll also educate the custodial staff on proper floor maintenance and moisture removal during the cleaning process by utilizing dehumidifiers and air movers to avoid heaving and water-related floor damage in the future. Through this process, we’ll save approx $150,000.
- I would also recommend that we explore options for tile carpet vs vinyl plank flooring.
    - Carpet tiles are glued down and exchangeable, but they need to be power-cleaned
    - Vinyl plank flooring is 100% waterproof, it's a floating floor, only needs sweep and mop, and is extremely durable.

Thanks,

Tim

Building Maintenance Summer Wish Lists

Updated 1.31.25

JBE

- Siding, windows, doors

LMS

- Electrical - whole building (Potentially $18M)
- Plumbing issues - leaks
- Repair entry areas - tile repairs

LHS

- Retrofit the bleacher handrails
- Some new doors

BKE

- Carpet replacement (Approved - Plant Facility Levy)

GE

-

TLE

-

TMS

- Paint handicapped parking in front of the school

THS

- $2000 Paint for the gym

SLE

-

AE

- Interior Paint
- Finish replacing carpet in rest of school
- Water Heater replacement

MV / FS

- Parking lot lighting
- Buy a dry box container